THIS DRAWING IS TO BE CHECKED & VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENCING ON SITE & ANY DISCREPANCY OR QUERY SHALL BE IMMEDIATELY REPORTED & RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION.
THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE SECURITY,STRENGTH AND STABILITY OF THE BUILDING DURING THE COURSE OF THE WORKS.
ALL BUILDING WORK TO BE COMPLETED TO THE FULL SATISFACTION OF THE L A BUILDING CONTROL INSPECTOR AND IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND AS SUCH ADDITIONAL UNFORESEEN BUILDING WORKS MAY BE REQUIRED ON SITE

EXISTING STRUCTURE- ENSURE THAT THE EXISTING STRUCTURE IS TEMPORARILY SUPPORTED DURING CONSTRUCTION.EXISTING ROOF TO BE EXPOSED TOGETHER WITH ANY EXISTING LINTELS AS DIRECTED BY BUILDING LA BUILDING INSPECTOR ON SITE TO ASSESS THEIR SUITABILITY
FOR EXTRA LOADINGS.EXTRA WORKS THAT MAY BE NECESSARY TO BE CARRIED OUT IN COMPLIANCE WITH THE BUILDING INSPECTORS RECOMMENDATIONS. ENSURE THAT THE EXISTING STRUCTURE IS TEMPORARILY SUPPORTED DURING CONSTRUCTION.
WHERE POSSIBLE DUST AND DISTURBANCE TO THE UNAFFECTED AREAS OF THE HOUSE SHOULD BE MINIMISED
ALLOW TO REMOVE ALL MATERIALS FROM SITE AS A RESULT OF DEMOLITION, UNLESS
OTHERWISE REQUESTED BY CLIENT OR IS TO BE REUSED
NOTE CONTRACTOR TO ALLOW FOR RE-SWMMING ALL WALLS AND CEILINGS WHERE REQUIRED.
ALLOW TO REMOVE ALL MATERIALS FROM SITE AS A RESULT OF DEMOLITION, UMLESS
OTHERWISE REQUESTED BY CLIENT OR IS TO BE REUSED
PLEASE NOTE THAT A SURVEY OF EXISTING DRAINS SHOULD BE UNDERTAKEN PRIOR TO COMMENCEMENT OF THE WORKS
FORMING NEW CONSTRUCTION OVER EXISTING WATER MAINS,GAS MAINS AND DRAINSIS TO BE AVOIDED.
IF ANY ARE DISCOVERED DURING EXCAVATIONS THEY MAY NEED TO BE RE-DIRECTED, REPLACED AND SLEEVED ALL TO RELEVANT BODIES / LA BUILDING INSPECTORS APPROVAL.

INTERNAL WALLS: WALLS TO BE 57X75MM PARAMOUNT PARTITIONING WITH 38MM PLASTER
FINISH OR 75X50 STUD WALLS LINED BOTH SIDES WITH 12.5MM PLASTERBOARD AND SKIM.

WINDOWS -WINDOWS TO PROVIDE MINIMUM OPENING LIGHTS OF 1/20(5%) OF THE FLOOR
AREA OF THE ROOM SERVED AND PROVIDE A MINIMUM BACKGROUND VENTILATION OF 8000 SQ MM TO ALL HABITABLE ROOMS INCLUDING KITCHEN, BATHROOM AND UTILITY TMI. WINDOWS TO BE GLASED WITH 24MM (4:16:4) SEALED DOUBLE GLAZED LOW EMISSIVITY UNITS WITH A MINIMUM U VALUE OF 1.6 W/M2K.
ALL WINDOWS AND ARE TO BE WETHER STRIPPED
SAFETY GLAZING WORKS AND ARE TO BS6206/1987 AND APPROVED DOCUMENT N IN CRITICAL LOCATIONS:ALL PANELS OF GLAZING AND SIDE LIGHTS IN DOOR OR WINDOW WITHIN 300MM FROM A DOOR OPENING UPTO A HEIGHT OF 1500MM AND ANY WINDOW BETWEEN FINISHED FLOOR LEVEL AND 800MM ABOVE FFL.
NOTE ALL WINDOWS PROVIDED FOR EMERGENCY EGRESS SHOULD HAVE AN OPENABLE AREA OF AT LEAST 0.33M SQ AND HAVE AN UNOBSTRUCTED DIMENSION OF AT LEAST 750X450MM. THE BOTTOM OF THE OPENABLE AREA SHOULD NOT BE MORE THAN 1100MM ABOVE FINISHED FLOOR LEVEL.

ENERGY EFFICENT LIGHTING-PROVIDE 2 ENERGY EFFICIENT LIGHT

HEATING CLASS 2 APPLIANCES:
GAS FIRED CENTRAL HEATING VIA A WALL MOUNTED BOILER FITTED (BOILER TO HAVE A MIN 90.7% SEDBUK RATING DETAILS TO BE SUBMITTED BY CLIENT) WITH A BALANCED FLUE.
THE HOT WATER CENTRAL HEATING SYSTEM TO HAVE SEPERATE ZONE CONTROLS TO THE LIVING AND BEDROOM ARES (IE 2NO ZONES) UNDERFLOOR HEATING DETAILS BY SPECIALISTTO GROUND FLOOR ONLY EITHER ROOM THERMASTATS OR THERMASTATIC RADIATOR VALVES. A TIMING CONTROL SHOULD BE PROVIDED TO CONTROL THE PERIODS WHEN THE HEATING SYSTEMS OPERATE. BOILER CONTROL INTERLOCKS TO BE PROVIDED TO SWITCH THE BOILER OFF WHEN NO HEAT IS REQUIRED.E SYSTEM CONTROLLED BY THERMOSTATS SHOULD FIRE ONLY WHEN SPACE HEATING OR CYLINDER THERMOSTAT IS CALLING FOR HEAT AND SYSTEMS CONTROLLED BY THERMASTATIC RADIATOR VALVES TO BE FITTED WITH PLUG FLOW CONTROL TO PREVENT UNECESARY BOILER CYCLING.
THE HOT WATER STORAGE SYSTEM CONTROLS TO HAVE A THERMOSTAT AND TIMER AS REGULATION L1/1.34
TIME TEMPERATURE AND ZONED CONTROLS SHOULD BE PROVIDED TO THE HEATING AND HOT WATER SYSTEM.N INTERLOCK SHOULD BE INCLUDED IN THE BOILER CIRCUIT TO PREVENT CYCLING.
ALL BATHS TO BE FITTED WITH A SUITABLE DEVICE TO LIMIT THE HOT WATER TEMPERATURE TO MAXIMUM OF 48 DEG C. HOT TAPS TO BE INSTALLED ON THE LEFT.
A NOTICE CONFIRMING THAT THE HOT WATER SYSTEM HAS BEEN PROPERLY COMMISIONED, AND ISSUED BY A PERSON COMPETANT TO DO SO, IS TO BE PROVIDED ON COMPLETION.

ELECTRICAL-ALL ELECTRICAL INSTALLATIONS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH CHAPTER 13 OF BS7671:2001, AND SUFFICIENT INFORMATION WILL BE PROVIDED SO THAT PERSONS WISHING TO OPERATE, MAINTAIN OR ALTER THE ELECTRICAL INSTALLATION CAN DO SO WITH REASONABLE SAFETY
OR ALL ELECTRICAL INSTALLATIONS TO BE UNDERTAKEN UNDER THE AUSPICE OF AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE AND WHERE THE PERSON OR ORGANISATION CARRYING OUT THE ELECTRICAL WORK IS A COMPETENT PERSON UNDER SUCH A SCHEME
FOR EXTENSION AND ALTERATIONS TO EXTG INSTALLATION WORKS ON THE EXISTING FIXED ELECTRICAL INSTALLATIONS IN THE BUILDING AR AS NECESSARY TO ENABLE THE ADDITIONS AND ALTERATIONS .THE CIRCUITS WHICH FEED THEM.THE PROTECTIVE MEASURES AND THE RELEVANT EARTHING AND BONDING SYSTEM MEET THE REQUIREMNTS TO ESTABLISH THAT THE MAINS SUPPLY EQUIPMENT IS SATISFACTORY.

ROOF VENTILATION:ROOF VENTILATION USING PROPRIETORY EAVES AND RIDGE VENTS IN ACCORDANCE WITH APPROVED DOCUMENT F3 OR ALTERNATIVELY USING BREATHABLE MEMBRANE (TYVEK OR OTHER SIMILAR APPROVED)

PLUMBING-ABOVE GROUND FOUL DRAINAGE TO BE PVC-U TO BS 4514
PIPEWORK MUST BE DESIGNED INACCORDANCE WITH BS 5572 AND INSTALLED TO ENSURE THAT APPLIANCES DRAIN EFFICIENTLY
MINIMUM PIPE SIZES FOR SANITARY PLUMBING TO BE:
WC SOIL PIPES ..... 100MM DIA NOM SIZE
COMMON PIPE WASTES .. 50MM DIA NOM SIZE
BATH,SINK ..... 50MM DIA NOM SIZE
SHOWER ..... 40MM DIA NOM SIZE
OVERFLOW ..... 19MM DIA NOM SIZE

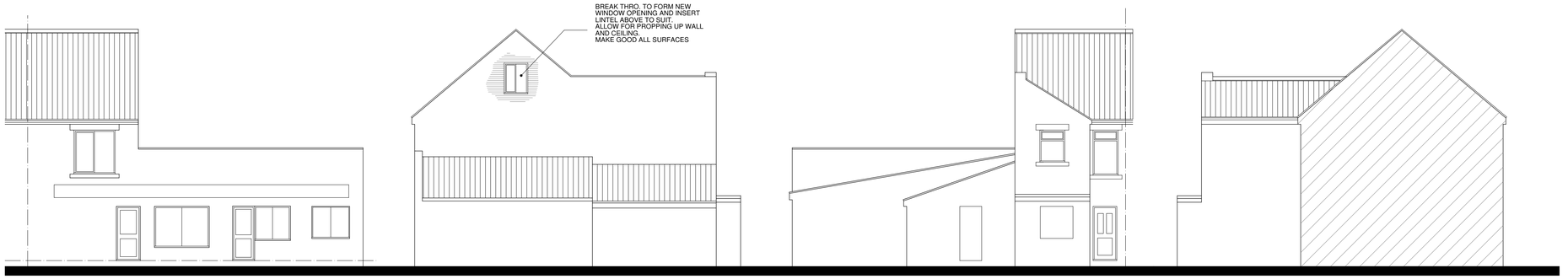
ALL FITTINGS TO HAVE 75MM DEEP SEAL TRAPS.PROVIDE WASTE FOR WASHING MACHINE,DISHWASHERS WHERE APPLICABLE.ALL WASTE PIPES SHALL BE LAID TO FALLS (25MM PER METRE RUN) THE MAXIMUM LENGTHS OF WASTE PIPE SHALL BE AS FOLLOWS
32MM PIPE - 1.7M MAX LENGTH
40MM PIPE - 3.0M MAX LENGTH
50MM PIPE - 4.0 M MAX LENGTH
100MM PIPE - 6.0 M MAX LENGTH

SOIL AND VENTILATING STACKS AT HEAD OF RUN TO BE VENTILATED TO THE EXTERNAL AIR VIA RIGID DUCTING WITHIN ROOF VOID TO TERMINATE VIA VENT TILE-RIDGE TILE VENTILATOR A MIN 900MM ABOVE OPENABLE WINDOW HEAD WITHIN 3M HORIZONTALLY SOIL PIPES PASSING THROUGH ROOMS TO BE LAGGED WITH SOUND DEADENING QUILT AND WITH 2 LAYERS OF 12.5MM PLASTERBOARD AND SKIM.ALL RISING MAINS TO BE INSULATED

SMOKE ALARMS-SMOKE ALARMS SHALL BE INSTALLED I AS NOTED ON PLAN. SMOKE ALARM UNIT TO BS5446,PT 1:2000 AND IS TO BE FITTED MIN 300 MMFROM LIGHT FITTING AND WALL. ALARMS MUST BE CONNECTED TO A SEPARATELY FUSED MAINS ELECTRICITY SUPPLY AND TO BE INTERCONNECTED.

STEEL WORK- NEW STEEL WORK AS SHOWN ON PLAND TO STRUCTURAL ENGINEERS DETAILS.
ALL STEEL WORK TO LINED WITH 2 LAYERS OF 12.5MM FIRELINE BOARD WITH ALL JOINTS STAGGEREDAND TAPED. WHERE IT IS NOT POSSIBLE TO ENCASE IN PLASTERBOARD THEY SHOULD BE COATED WITH INTUMESCENT PAINT TO ACHIEVE 30 MINUTES FIRE RESISTANCE.

PARTYWALL ACT THE BASIS OF THE ACT IS TO NOTIFY YOUR NEIGHBOURS OF ANY WORK ASSOCIATED WITH THE PARTY WALL OR PROPOSED DEVELOPMENT.WORK THAT MAY EFFECT YOUR NEIGHBOURS BOUNDARIES OR BUILDINGS WHEN THE PROPOSED IS WITHIN 3 & 6 METRES OF THEIR PROPERTY,or WHERE EXCAVATIONSMAY BE DEEPER THAN THE NEIGHBOURS PROPERTY FOUNDATIONS.YOU MUST INFORM ADJOINING OWNEROWNERS BY SERVING NOTICE.
PLEASE REFER TO THE PARTYWALL ACT FOR DETAILED EXPLANATION.IF THE PROPOSED DEVELOPMENT IS WITHIN PREDETERMINE DISTANCES INDICATED ABOVE AND WILL AFFECT THE FULL LENGTH OF THE NEIGHBOURS PROPERTY THEN THE BUILDER MUST DETERMINE THE NEIGHBOURS FOUNDATION DEPTH TO ENSURE THE PROPOSED FOUNDATION LEVEL WILL NOT UNDERMINE THE NEIGHBOURS FOUNDATIONS.IF THE PROPOSED DEVELOPMENT IS A STRIP FOUNDATION HAS BEEN ASSUMED THEN IT WILL HAVE TO BE CARRIED OUT IN SMALL SECTIONS. STAGED PANCERANCE WITH BUILDING CONTROL OR A RAFT FOUNDATION BE EMPLYED WITH EXTENDED TOE AT THE WALL PERIMETER THIS ALTERNATE STRUCTURE TO BE APPROVED BY BUILDING CONTROL PRIOR TO ANY WORK COMMENCING.
THE PARTY WALL ACT 1996 WILL APPLY IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES WORK ON AN EXISTING WALL SHARED WITH ANOTHER PROPERTY,BUILDING ON THE BOUNDARY WITH A NEIGHBOURING PROPERTY,EXCAVATION NEAR A NEIGHBOURING BUILDING.IF THE PROPOSED WORK FALLS WITHIN THE SCOPE OF THE ACT YOU MUST SERVE THE STATUTORY NOTICE ON THE ADJOINING OWNERS.AT LEAST 2 MONTHS NOTICE MUST BE GIVEN FOR WORKS TO AN EXISTING PARTY WALL; AND 1 MONTHS NOTICE FOR A PLANNED NEW WALL OR EXCAVATION WITHIN THE SPECIFIED DISTANCE,FOR MOST WORKS YOU SHOULD BE ABLE TO REACH AN AGREEMENT WITH THE ADJOINING OWNERS AND THEY MAY GIVE THEIR CONSENT TO SERVICE A COUNTER NOTICE ON YOU WITHIN 14 DAYS.IF THIS IS NOT DONE A DISPUTE IS REGARDED AS HAVING ARISEN.FURTHER INFORMATION AND GUIDANCE ON THE ACT IS AVAILABLE FROM:
www.communities.gov.uk/publications/planningandbuilding/partywall

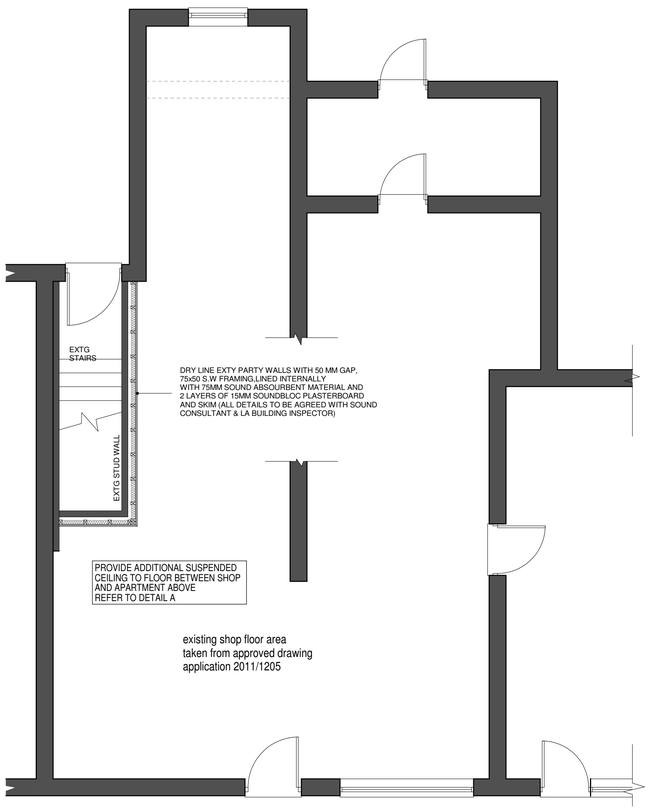


PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

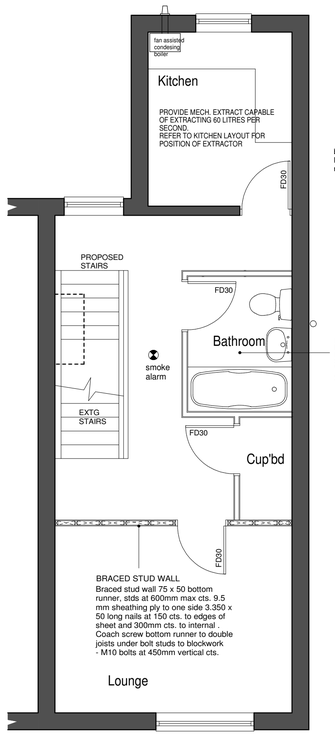
PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

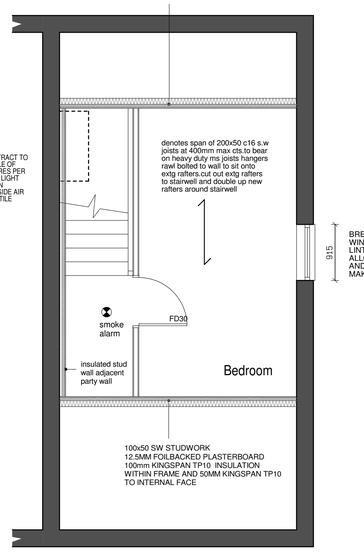


PROPOSED GROUND FLOOR PLAN

THE ONUS IS ON THE CONTRACTOR TO CHECK ALL DETAILS & DIMENSIONS ON SITE PRIOR TO COMMENCING & ADJUST TO SUIT SITE CONDTIONS TO THE FULL SATISFACTION OF L A BUILDING INSPECTOR & STRUCTURAL ENGINEER. DO NOT SCALE OF THIS DRAWING.ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING MATERIALS

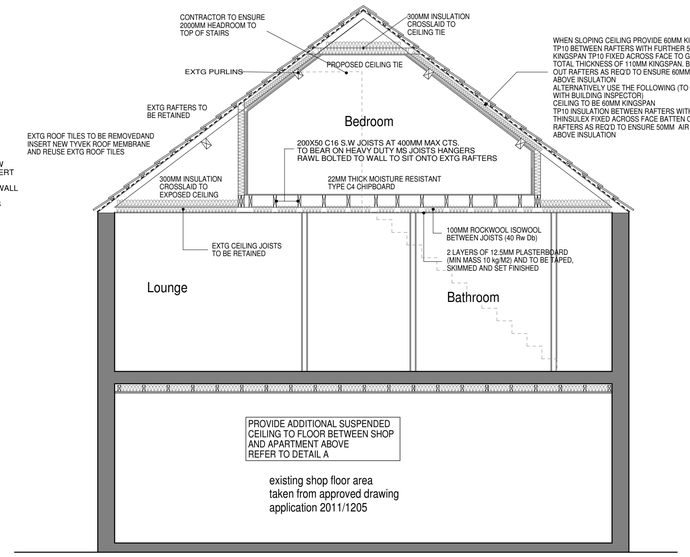


bathroom and kitchen layouts to clients requirements

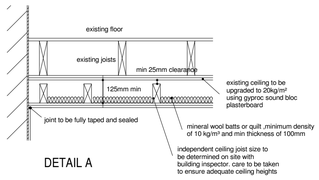


PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN



TYPICAL SECTION



DETAIL A

(ALL DETAILS TO BE AGREED WITH SOUND CONSULTANT & LA BUILDING INSPECTOR)

independant joists fixed to surrounding walls, additional support may be required using resilient hangers attached directly to the existing floor base.

ACCOUNTANCY & PAYROLL UK LTD

PROPOSED INTERNAL ALTERATIONS & LOFT CONVERSION AT
139 FURLONG ROAD,
BOLTON - UPON - DEARNE

PROPOSED DETAILS

scale	date	drawn	checked
1:100 / 1:50 @ A1	July 12	PB	DG

drawing no: 12-BOLTON-04
revision:

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